

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 104/27 Oxford Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$985,000

#### Median sale price

Median price \$612,500 House Unit X Suburb Collingwood

Period - From 01/01/2017 to 31/12/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	407/132 Smith St COLLINGWOOD 3066	\$915,000	21/10/2017
2	70/1 Wellington Cr EAST MELBOURNE 3002	\$895,000	13/12/2017
3	13/76 Oxford St COLLINGWOOD 3066	\$888,500	23/11/2017

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

103/27 Oxford Street, Collingwood Vic 3066



 2  2  1

**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$930,000  
**Median Unit Price**  
Year ending December 2017: \$612,500

## Comparable Properties



**407/132 Smith St COLLINGWOOD 3066**  
(REI/VG)

Agent Comments

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**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**70/1 Wellington Cr EAST MELBOURNE 3002**  
(REI)

Agent Comments

 2  1  1

**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 13/12/2017  
**Rooms:** 3  
**Property Type:** Apartment



**13/76 Oxford St COLLINGWOOD 3066 (REI/VG)** Agent Comments

 2  2  1

**Price:** \$888,500  
**Method:** Sold Before Auction  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** Apartment